

Osmonds Farm
CULMSTOCK
Cullompton
Devon
EX15 3JZ

18 March 2014

Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
TIVERTON
EX16 6PP



Dear Sir/Madam

Future Development in Culmstock

I attended the Parish Council Meeting on 18/3/14 at which the future of development in Culmstock was discussed. Two areas are proposed for affordable housing and I am wondering where the justification for this comes from. I am aware of the Government's overall plan for the provision of affordable housing nationally but more specifically, I would be interested to know exactly how many people/families in Culmstock require social housing. What number of local people i.e. those from the Culmstock catchment took up affordable housing in Linhay Close when that was developed? If the numbers don't add up then I would be against the options proposed.

With regard to the proposal for market housing behind what was the Ilminster Stage Pub, I am concerned with access to the site which I understand could be from the Uffculme Road side. I ride, walk, cycle and sometimes run along this route regularly and always try to avoid peak times as the traffic is dreadful and dangerous. It is very narrow in places, and there are no footpaths. I am aware that country lanes are not like roads in a town. I have lived in other villages and from my experience I consider the roads around Culmstock to be particularly hazardous. This would be the route parents and children would walk to school unless of course they were in a car. This brings me on to the increase in vehicles. It is rare for a household to be car free. Most have two or even more cars. Twenty houses could add 50 cars to these narrow roads. Heavy lorries on route to Dunkeswell are a problem at the moment without the addition of extra traffic. Once again unless it was possible to carry out serious major improvements to the road network I would object to the proposed developments.

Yours faithfully
Yvonne Nott